



LAMB & CO

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MAKINS ROAD, HARWICH, CO12 4QD

PRICE £400,000

Located in the Parkeston area of Harwich, this development site with planning consent for 9x two bed, terraced houses. Conditions have been discharged, including payment of RAMS contributions and foundations have been part dug meaning construction can commence immediately. Building Regulation drawings have been done and will be supplied to purchaser also.

- Development Site
- 0.45 Acres
- Works Commenced
- Full Planning for 9x Two Bed Houses
- GDV approx. £2.215m
- Potential Rental Income £108,000 PA

LOCATION

Located in the Parkeston area of Harwich close to the port. Harwich Town Centre, train station and beaches are all approximately 2 miles away. The A120 is less than a mile away offering road access to Colchester in approximately 30 minutes.

PLANNING

Planning reference: 21/01130/FUL

We understand that the planning is now extant as works have commenced.

Pre-commencement conditions have been discharged and RAMS contributions paid (Approx. £26,000)

DRAWINGS

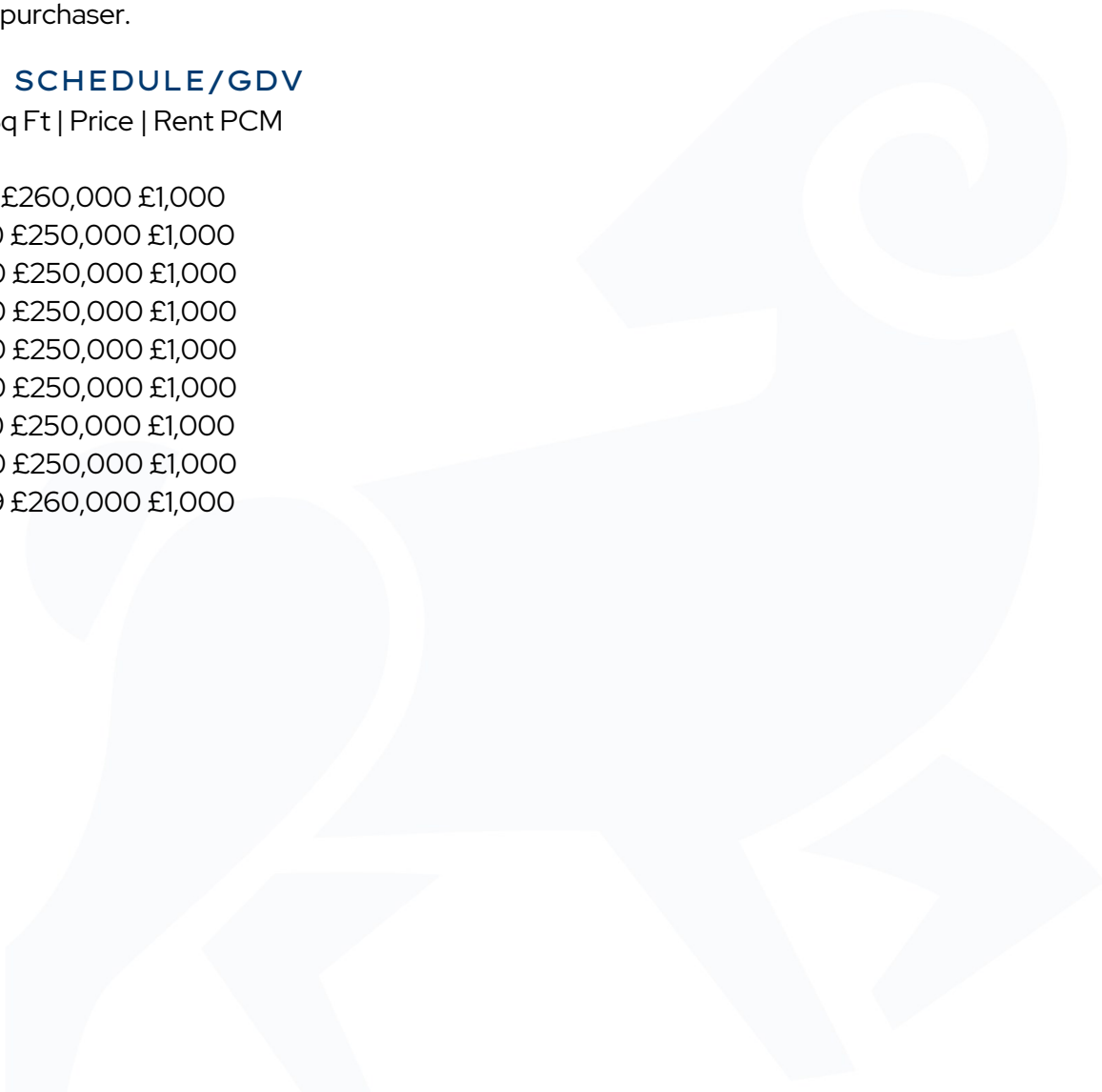
Building regulation drawings have been produced and will be provided to the purchaser.

ACCOMMODATION SCHEDULE/GDV

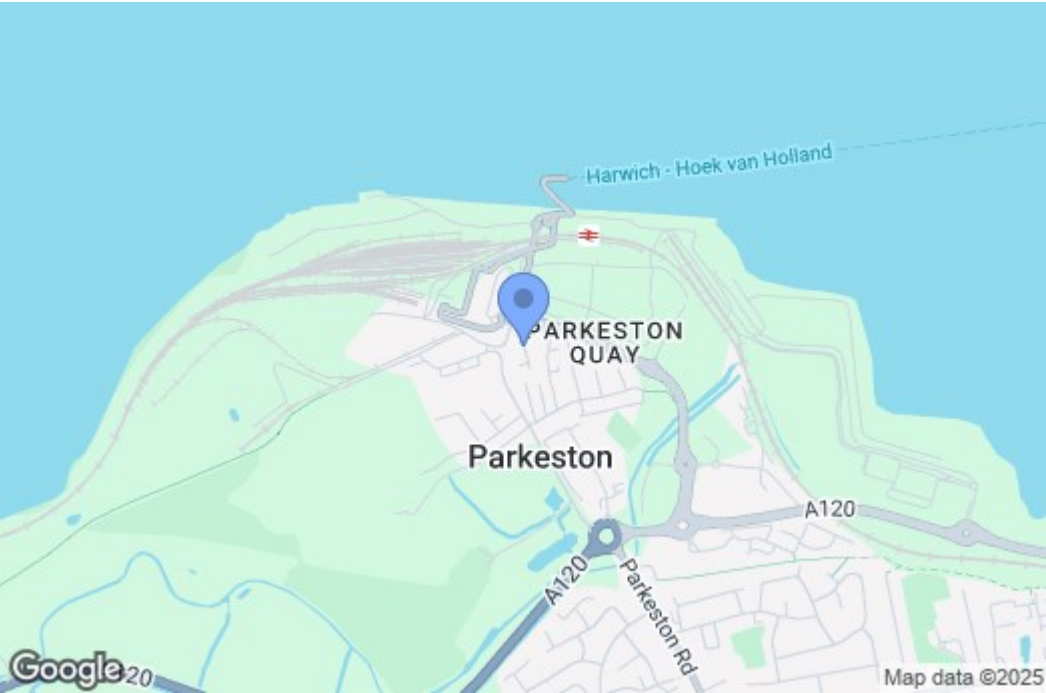
Plot | Type | Description | Sq Ft | Price | Rent PCM

1	A	End-terrace house	899	£260,000	£1,000
2	B	Mid-terrace house	900	£250,000	£1,000
3	B	Mid-terrace house	900	£250,000	£1,000
4	B	Mid-terrace house	900	£250,000	£1,000
5	B	Mid-terrace house	900	£250,000	£1,000
6	B	Mid-terrace house	900	£250,000	£1,000
7	B	Mid-terrace house	900	£250,000	£1,000
8	B	Mid-terrace house	900	£250,000	£1,000
9	A	End-terrace house	899	£260,000	£1,000

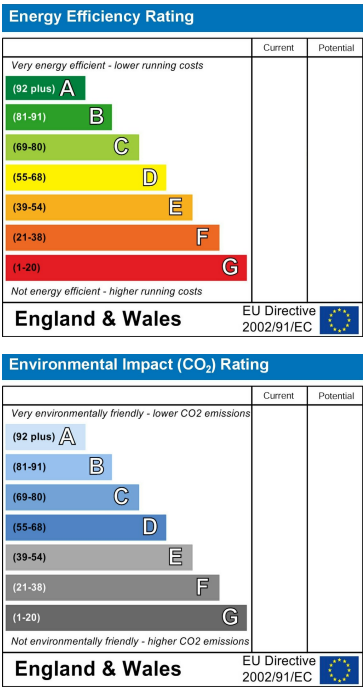
Total £2,270,000 £9,000



Map



EPC Graphs



Floorplan



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